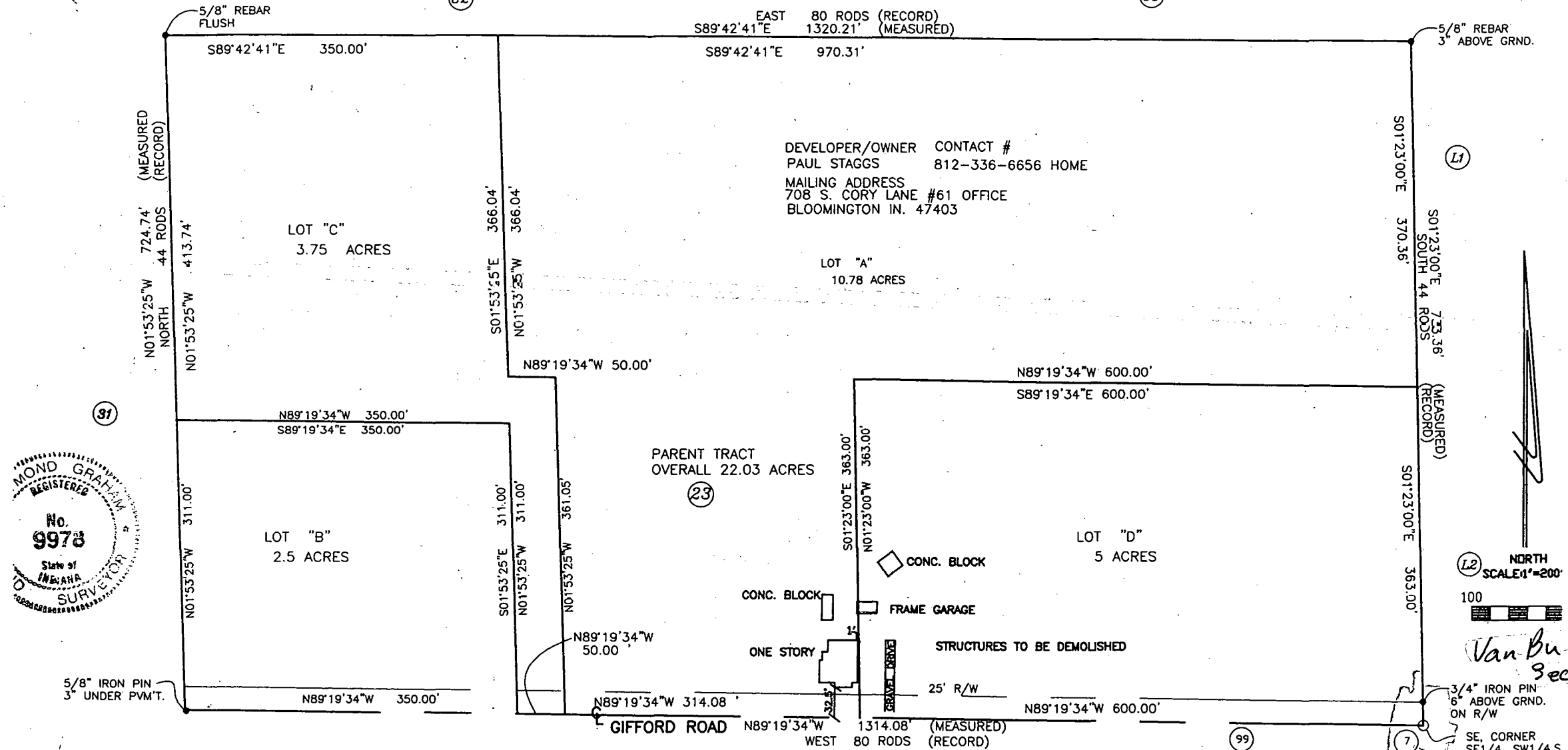


T08N-R02W-04_0000_MCS

SURVEY DRAWING - STAGGS- MINOR SUBDIVISION
PART OF SE1/4-SW1/4 SEC 4, T-8-N, R-2-W
Monroe County, Indiana

MAY 16, 2000
PAGE 1 OF 2



RAYMOND GRAHAM
R.P.E. 8409 L.S. 9978 INDIANA
615 W. Kirkwood Avenue
Bloomington, Indiana 47404
(812) 336-3509

MAY 16, 2000 JOB # 01-188
OWNER CONTACT #
PAUL STAGGS 812-336-6656 HOME
MAILING ADDRESS
708 S. CORY LANE #61 OFFICE

ENGINEER'S CERTIFICATE

I certify that I am a registered professional engineer licensed under the laws of Indiana; that this plat accurately represents a survey of the property and that the monuments shown on it exist; and that their locations, sizes, types and materials are accurately shown.

We, the undersigned, Robert E. and Wanita E. Ping, owners of the real estate shown and described herein, do hereby lay off, plat and subdivide said real estate in accordance with the within plat.

This subdivision shall be known and designated as Cavewood Estates. All streets shown and not heretofore dedicated are hereby dedicated to the public.

There are strips of ground shown on this plat and marked "Easements" reserved for use of installation and maintenance of utilities and drainage facilities. No planting, wall, building or structure shall be built or maintained in this area; nor shall any vehicular access over the area be permitted except for the installation and maintenance of utilities and drainage facilities. The municipal government; or utility, does not assume liability for replacement of grass or planting in or immediately adjacent to these easements which are damaged or destroyed through maintenance, repair or installation operations. The owners of lots in this subdivision shall take their titles subject to the rights of public utilities.

No power pole or underground service shall be located within three (3) feet of a corner lot pin. No trees shall be planted within the street right-of-way.

The following covenants and restrictions shall run with the land hereby conveyed and shall be binding upon the grantors and grantees herein named, their remote grantors and grantees, their heirs and assigns:

Said land shall be used for residential purposes only and shall not be used for business or commercial purposes. Residence dwelling structures shall have a ground floor of not less than 1400 square feet, including any attached garage, but excluding porches and carports. Bi-level and split-level shall be considered as one story, excluding the basement area. If the structure is of one and one-half story, the ground floor shall be of not less than 1200 square feet, and if the structure is two or two and one-half stories, the ground floor shall not be less than 1150 square feet. That part of any residence considered the front shall have at least fifty per cent (50%) faced with stone or brick and the remaining exterior of said structure must be brick or stone or new wood or any combination of brick and stone and new wood. There shall be no more than three rows of concrete or lightweight blocks exposed above the grade line. Only one structure (garage or utility) other than those connected to the residence shall be permitted on said lot. No metal buildings.

All plans for any structure placed on said real estate must be submitted to the developer of said real estate prior to the start of construction and must have his approval before construction is begun.

Any dwelling structure placed upon this real estate shall be fully completed on the outside before occupancy. Building paper or similar materials shall not be construed to constitute in whole or in part of the outside finish of any building. Built-up roofs shall be prohibited. Construction shall be completed within one year after started, including finish grading.

Fences erected upon this real estate shall be of ornamental character only and not in excess of four feet in height. There shall be no metal fences erected beyond the building set-back line from road right of way.

Any dwelling structure placed upon this real estate shall be erected in accordance with Monroe County Subdivision Ordinance, for side lot lines and building set-back.

No animals known as farm animals for pets or animals known as farm animals for commercial purposes shall be kept and maintained on this real estate. Dogs, cats or recognized household pets may be kept, providing they are not kept, bred or maintained for commercial purposes.

This real estate shall not be used for business or commercial purposes and no noxious trade or activity shall be pursued or permitted upon this real estate which in any manner may become an annoyance or nuisance to the neighborhood at large. No advertisement or bill board displays of any type shall be erected on the premises and no house trailers shall be permitted on said premises.

All septic tanks and their finger systems for disposal and disbursement of waste shall be constructed in accordance with the Indiana State Board of Health's current regulations on septic tank sewage disposal systems and must be so located on these premises in accordance with state and county regulations.

All residents are to park off the street on drive-way leading to residence. Guests may park on streets.

The owner of such lot shall be liable for and hereby assumes and agrees to maintain his property neat and clean and free of any paper, trash, weeds or any unsightly growth or other debris. Trash and garbage, or other waste shall be kept in a clean and sanitary condition. Burning shall be done in an incinerator type container with a covering and not on the ground or in barrels.

No automobiles or trailers, junk or otherwise shall be permitted to be parked permanently on said lots. They must be parked inside the garage, basement or utility building. Boats and campers must be parked at the rear of residence.

The foregoing covenants and restrictions are for the benefit of owners, present and future of land owned in Cavewood Estates.

REAL ESTATE TRANSFER

DEC 31 1975

ROBERT E. PING
R. R. # 6
P. O. Box 7P
Bloomington, Indiana 47401

WANITA E. PING
R. R. # 6
P. O. Box 7P
Bloomington, Indiana 47401

STATE OF INDIANA
COUNTY OF MONROE

Before me, the undersigned Notary Public, in and for the County and State, this 19th day of July, 1975, personally appeared Robert E. Ping and Wanita E. Ping, and each and separately acknowledged the execution of the foregoing instrument as his or her voluntary act and deed for the purpose therein expressed.

Witness my hand and official seal.

My Commission Expires:

July 17, 1978

Robert E. Ping
NOTARY PUBLIC

COMMISSION CERTIFICATE: Under the authority of Chapter 174, Acts of 1947, as amended, General Assembly of the State of Indiana, and the Monroe County Subdivision Control Ordinance, this plat was approved by the Monroe County Plan Commission at a meeting held July 12, 1975.

MONROE COUNTY PLAN COMMISSION

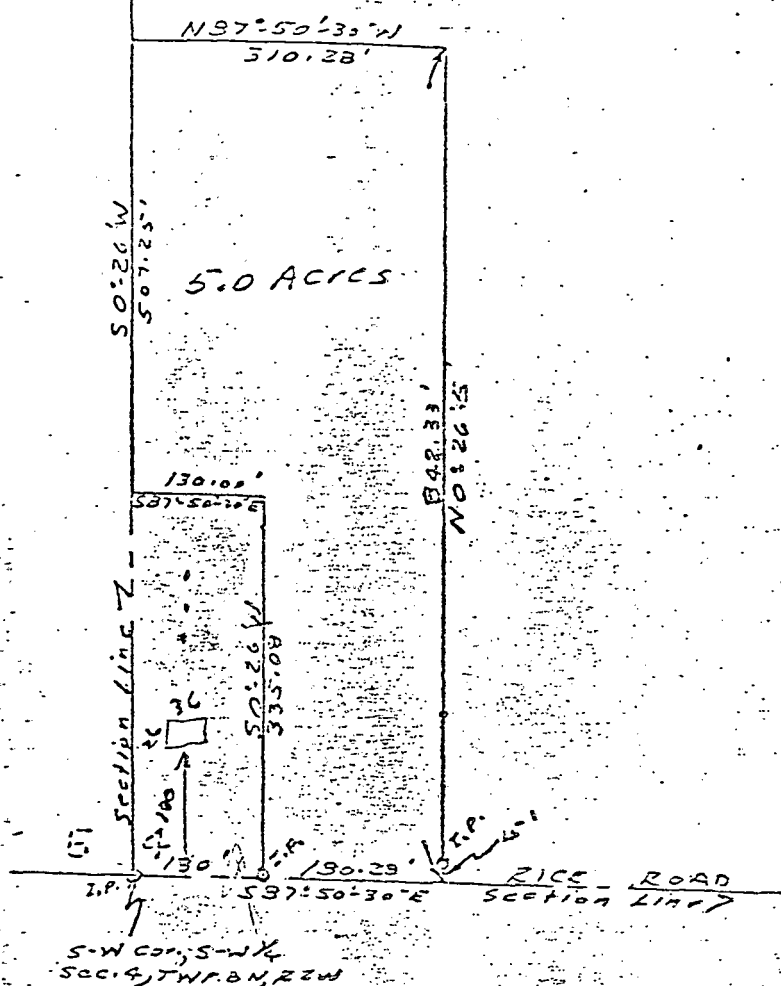
THOMAS E. PING, SECRETARY

Custer Gilliland to
Robert R. & Louanna S. Stanton
Section 4, Van Buren Twp

REAL ESTATE TRANSFER

MAY 14 1977

John W. Davis
Auditor Monroe County, Ind.

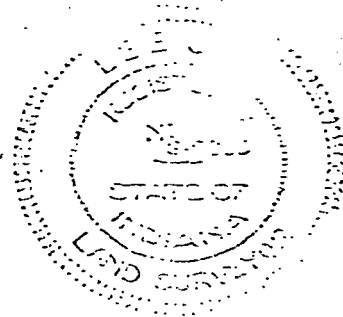


SCALE 1" = 200'
CUSTER GILLILAND

LEGAL DESCRIPTION

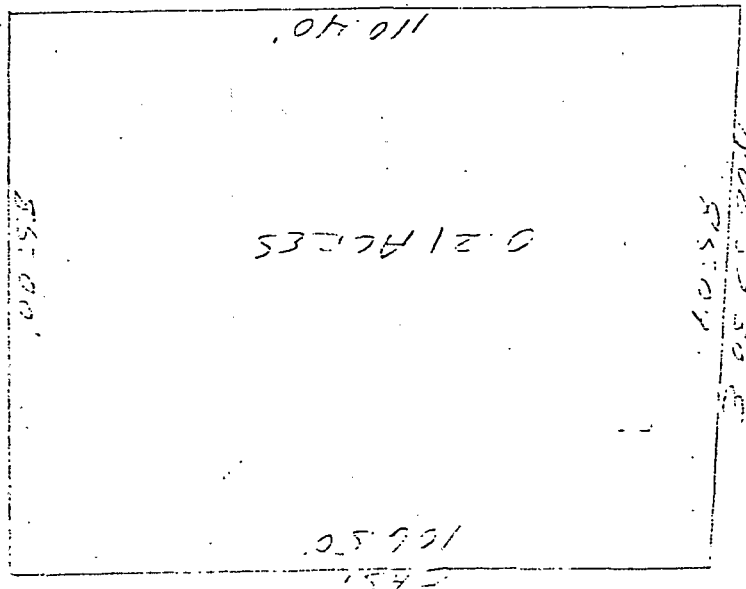
A part of the southwest quarter of section 4, Township 8 North, Range 2 West, Monroe County, Indiana, bounded and described as follows: Beginning at a point on the south line of said quarter section that is South 87° 50' 30" East, 130.00 Ft. from the southwest corner of said southwest quarter of section 4, Township 8 North, Range 2 West; thence with the south line of said quarter section and running South 87° 50' 30" East for 180.29 Ft.; thence leaving the south line of said quarter section and running North 00° 26' East for 842.33 Ft.; thence North 87° 50' 30" West for 310.53 Ft. and to the west line of said southwest quarter; thence with the West line of said southwest quarter and running South 00° 26' West for 507.25 Ft.; thence leaving the West line of said southwest quarter and running South 87° 50' 30" East for 130.00 Ft.; thence South 00° 26' West for 335.03 Ft. and to the place of beginning. Containing 5.0 acres, more or less.

LEE VTT
Registered Land Surveyor
No. 50089, Indiana



VAN BUREN 100? Sec 4

DOLEZAL
to
PING

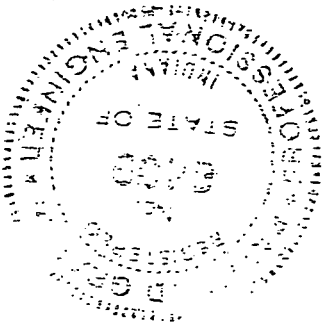


625.00 NORTH
275.00 WEST
53.00 EAST
53.00 WEST
53.00 NORTH
53.00 WEST

SCH 5
1"=30'

DESCRIPTION:
A part of the Southeast quarter of the Southeast quarter in Section 4, Township 6 North, Range 2 West, Monroe County, Indiana, bounded and described as follows: Beginning at a point that is 63.00 feet North and 275.00 feet West of the Southeast corner of said quarter quarter, thence running West for 110.40 feet, thence North 02 degrees 37 minutes 30 seconds East for 65.09 feet, thence East for 106.50 feet, thence South for 65.00 feet and to the point of beginning. Containing in all 0.21 acres, more or less.

Raymond Graham
J.D.E. 6109 L.S. 9976 Indiana
J.D.E. 6044 Pike
Bloomington, Indiana
September 11, 1980



FILED
MAR 13 1981

Auditor Monroe County, Indiana

Found
Stone

IP Inferno
Corner

NT

Sect 4 T8N R2W

2330.0

IP

2652.0

RR spike

2643.3

2643.3

See Sect 9
for location

IP

40'

25'

RR
spikes

We, the undersigned, Robert E. and Wanita E. Ping, owners of the real estate shown and described herein, do hereby lay off, plat and subdivide said real estate in accordance with the within plat.

This subdivision shall be known and designated as Cavewood Estates . All streets shown and not heretofore dedicated are hereby dedicated to the public.

There are strips of ground shown on this plat and marked "Easements" reserved for use of installation and maintenance of utilities and drainage facilities. No planting, wall, building or structure shall be built or maintained in this area; nor shall any vehicular access over the area be permitted except for the installation and maintenance of utilities and drainage facilities. The municipal government; or utility, does not assume liability for replacement of grass or planting in or immediately adjacent to these easements which are damaged or destroyed through maintenance, repair or installation operations. The owners of lots in this subdivision shall take their titles subject to the rights of public utilities.

No power pole or underground service shall be located within three (3) feet of a corner lot pin. No trees shall be planted within the street right-of-way.

The following covenants and restrictions shall run with the land hereby conveyed and shall be binding upon the grantors and grantees herein named, their remote grantors and grantees, their heirs and assigns:

Said land shall be used for residential purposes only and shall not be used for business or commercial purposes. Residence dwelling structures shall have a ground floor of not less than 1400 square feet, including any attached garage, but excluding porches and carports. Bi-level and split-level shall be considered as one story, excluding the basement area. If the structure is of one and one-half story, the ground floor shall be of not less than 1200 square feet, and if the structure is two or two and one-half stories, the ground floor shall not be less than 1150 square feet. That part of any residence considered the front shall have at least fifty per cent (50%) faced with stone or brick and the remaining exterior of said structure must be brick or stone or new wood or any combination of brick or stone and new wood. There shall be no more than three rows of concrete or lightweight blocks exposed above the grade line. Only one structure (garage or utility) other than those connected to the residence shall be permitted on said Lot. No metal buildings.

All plans for any structure placed on said real estate must be submitted to the developer of said real estate prior to the start of construction and must have his approval before construction is begun.

Any dwelling structure placed upon this real estate shall be fully completed on the outside before occupancy. Building paper or similar materials shall not be construed to constitute in whole or in part of the outside finish of any building. Built-up roofs shall be prohibited. Construction shall be completed within one year after started, including finish grading.

Fences erected upon this real estate shall be of ornamental character only and not in excess of four feet in height. There shall be no metal fences erected beyond the building set-back line from road right of way.

Any dwelling structure placed upon this real estate shall be erected in accordance with Monroe County Subdivision Ordinance, for side lot lines and building set-back.

No animals known as farm animals for pets or animals known as farm animals for commercial purposes shall be kept and maintained on this real estate. Dogs, cats or recognized household pets may be kept, providing they are not kept, bred or maintained for commercial purposes.

This real estate shall not be used for business or commercial purposes and no noxious trade or activity shall be pursued or permitted upon this real estate which in any manner may become an annoyance or nuisance to the neighborhood at large. No advertisement or bill board displays of any type shall be erected on the premises and no house trailers shall be permitted on said premises.

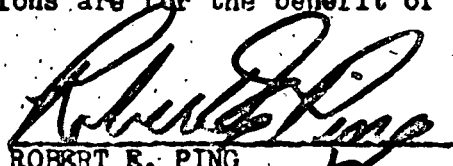
All septic tanks and their finger systems for disposal and disbursement of waste shall be constructed in accordance with the Indiana State Board of Health's current regulations on septic tank sewage disposal systems and must be so located on these premises in accordance with state and county regulations.

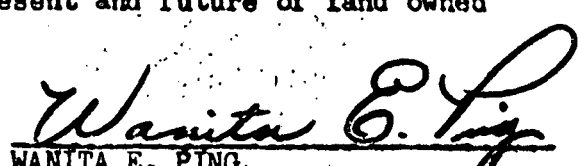
All residents are to park off the street on drive-way leading to residence. Guests may park on streets.

The owner of such lot shall be liable for and hereby assumes and agrees to maintain his property neat and clean and free of any paper, trash, weeds or any unsightly growth or other debris. Trash and garbage, or other waste shall be kept in a clean and sanitary condition. Burning shall be done in an incinerator type container with a covering and not on the ground or in barrels.

No automobiles or trailers, junk or otherwise shall be permitted to be parked permanently on said lots. They must be parked inside the garage, basement or utility building. Boats and campers must be parked at the rear of residence.

The foregoing covenants and restrictions are for the benefit of owners, present and future of land owned in Cavewood Estates.


ROBERT E. PING
R. R. # 6
P. O. Box 7P
Bloomington, Indiana 47401


WANITA E. PING
R. R. #6
P. O. Box 7P
Bloomington, Indiana 47401

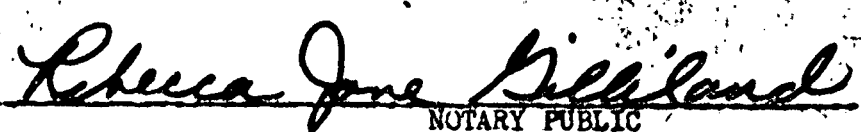
STATE OF INDIANA
SS
COUNTY OF MONROE

Before me, the undersigned Notary Public, in and for the County and State, this 19th day of July, 1975, personally appeared Robert E. Ping and Wanita E. Ping, and each and separately and severally acknowledged the execution of the foregoing instrument as his or her voluntary act and deed for the purpose therein expressed.

Witness my hand and official seal.

My Commission Expires:

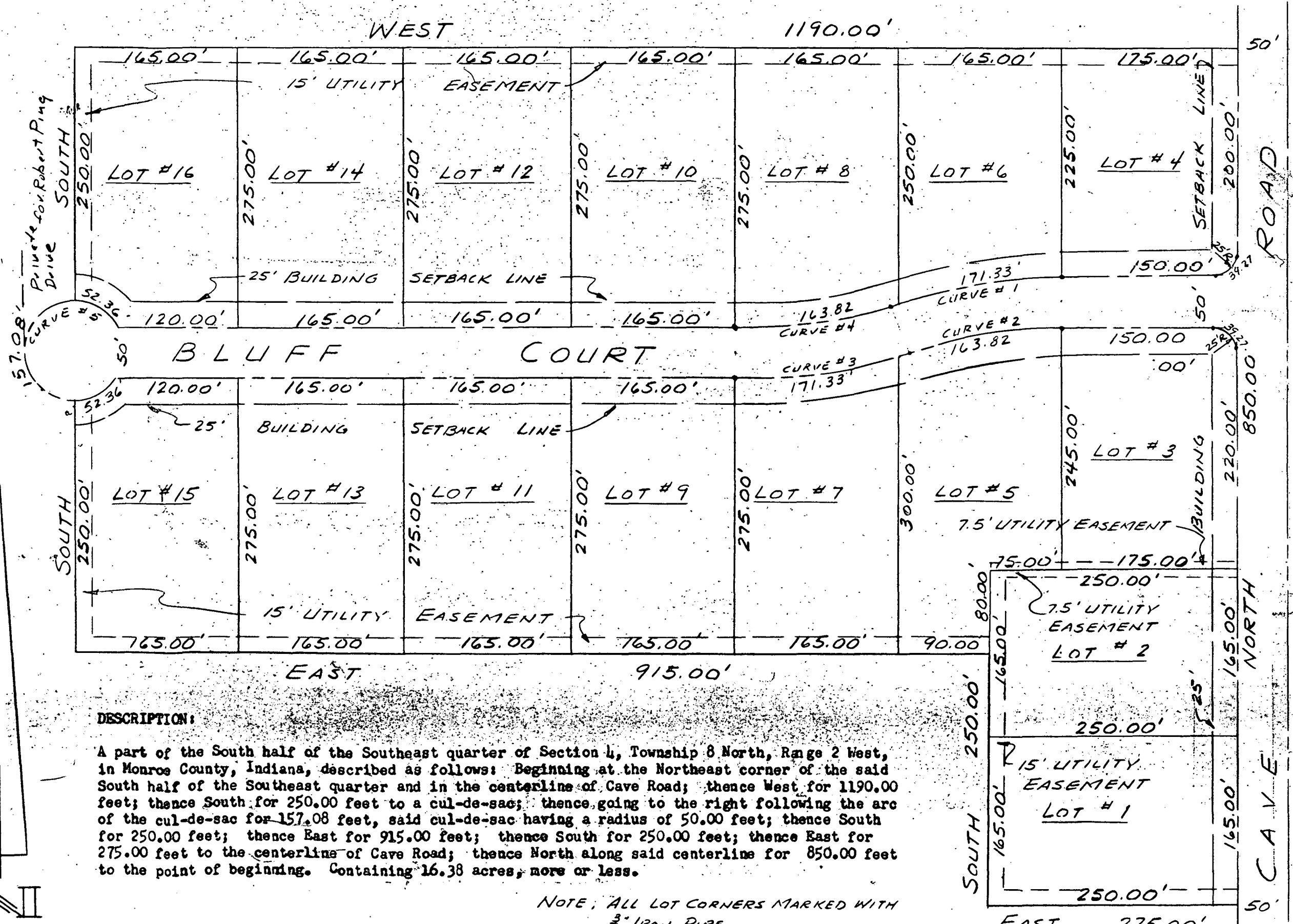
July 17, 1978


NOTARY PUBLIC

COMMISSION CERTIFICATE: Under the authority of Chapter 174, Acts of 1947, as amended, General Assembly of the State of Indiana, and the Monroe County Sub-division Control Ordinance, this plat was approved by the Monroe County Plan Commission at a meeting held July 17, 1975

CAVEWOOD ESTATES

72179



DESCRIPTION:

A part of the South half of the Southeast quarter of Section 4, Township 8 North, Range 2 West, in Monroe County, Indiana, described as follows: Beginning at the Northeast corner of the said South half of the Southeast quarter and in the centerline of Cave Road; thence West for 1190.00 feet; thence South for 250.00 feet to a cul-de-sac; thence going to the right following the arc of the cul-de-sac for 157.08 feet, said cul-de-sac having a radius of 50.00 feet; thence South for 250.00 feet; thence East for 915.00 feet; thence South for 250.00 feet; thence East for 275.00 feet to the centerline of Cave Road; thence North along said centerline for 850.00 feet to the point of beginning. Containing 16.38 acres, more or less.

NOTE: ALL LOT CORNERS MARKED WITH 3" IRON PIPE.